

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Jeffrey S. Shinbrot, Esquire (155486) JEFFREY S. SHINBROT, APLC 15260 Ventura Blvd., Suite 1200 Sherman Oaks, CA 91403 (310)659-5444 (310)878-8304 Fax jeffrey@shinbrotfirm.com	FOR COURT USE ONLY
<input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Chapter 7 Trustee	
UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION	
In re: DEAN HENRIK OKLAND	CASE NO.: 2:19-bk-10246-RK CHAPTER: 7
Debtor(s).	NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 10/8/2019	Time: 2:30 p.m.
Location: Courtroom 1675, 255 E. Temple Street Los Angeles, CA 90012	

Type of Sale: ☒ Public ☐ Private **Last date to file objections:** 9/24/2019

Description of property to be sold:

Property known as 1238 Green Lane, La Canada Flintridge, CA 91011

Terms and conditions of sale:

See docket #90 for terms of the purchase agreement and overbid procedures (generally, minimum overbid of \$3,625,000 bid to be in 25,000.00 increments, deposit of \$108,000.00, and qualifications by 10/7/2019 to counsel for Trustee.

Proposed sale price: 3,600,000.00

Overbid procedure (if any):

"Qualified Bid," such bid must (a) agree to the terms and conditions of the Purchase Agreement, (b) be accompanied by documents demonstrating to the Trustee's satisfaction proof of financial ability to close, (c) be accompanied by a deposit equal to \$108,000.00, and (d) be in a minimum amount of \$3,625,000. In addition, a Qualified Bid must be non-contingent and in writing and the \$108,000 must be in certified funds payable to the Trustee not later than 9:00 a.m. on October 7, 2019 ("Bid Deadline").

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Date: October 8, 2019
Time: 2:30 p.m.
Place: Courtroom 1675
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

JEFFREY S. SHINBROT, ESQ. (SBN 155486)
jeffrey@shinbrotfirm.com
JEFFREY S. SHINBROT, APLC
15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403
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jeffrey@shinbrotfirm.com
Telephone: (310) 659-5444
Fax: (310) 878-8304

Date: 9/10/2019

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

15260 Ventura Blvd., Suite 1200
Sherman Oaks, CA 91403

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROPERTY**: will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

X 1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 9/10/2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

- **Howard M Ehrenberg (TR)** ehrenbergtrustee@sulmeyerlaw.com, ca25@ecfcbis.com; C123@ecfcbis.com; hehrenberg@ecf.inforuptcy.com
- **Paul E Gold** dennis@evict123.com
- **Kenneth Hennesay** khennesay@allenmatkins.com, ncampos@allenmatkins.com
- **Merdaud Jafarnia** bknotice@mccarthyholthus.com, mjafarnia@ecf.inforuptcy.com
- **Anja M Reinke** , LegalAnja@gmail.com
- **Daniel H Reiss** dhr@lnbyb.com, dhr@ecf.inforuptcy.com
- **Daren M Schlechter** daren@schlechterlaw.com, assistant@schlechterlaw.com
- **Charles Shamash** cs@locs.com, generalbox@locs.com
- **Jeffrey S Shinbrot** jeffrey@shinbrotfirm.com, sandra@shinbrotfirm.com
- **Nathan F Smith** nathan@mclaw.org, CACD_ECF@mclaw.org; mcecfnotices@ecf.courtdrive.com
- **Edward A Treder** cdcaecf@bdfgroup.com
- **United States Trustee (LA)** ustpregion16.la.ecf@usdoj.gov
- **Gary R Wallace** garyrwallace@ymail.com
- **Kimberly Wright** kimberly@revolvellawgroup.com, steven@revolvellawgroup.com
- **Hatty K Yip** hatty.yip@usdoj.gov

X 2. SERVED BY UNITED STATES MAIL: On (*date*) 9/10/2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

X 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) September 10, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service

This form is mandatory. It has been approved for use by the United States Bankruptcy Court for the Central District of California.

method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Robert Kwan
United States Bankruptcy Court
255 E. Temple St., Ste. 1682
Los Angeles,, CA 90012

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

9/10/2019
Date

Sandra Rodriguez
Printed Name

/s/Sandra Rodriguez
Signature

Case Number: 2:19-bk-10246-RK

Debtor
Dean Henrik Okland
1238 Green Line
La Canada Flintridge, CA 91011

Hill Collections, BOA
1000 E 14th Street
Los Angeles, CA 90021-2212

Interested Party
c/o Law Office of Daren M.
Schlecter
1925 Century Park East Suite 830
Los Angeles, CA 90067-2709

JPMorgan Chase Bank, National
Association
c/o McCarthy & Holthus, LLP
411 Ivy Street
San Diego, California 92101-2108

Levene, Neale, Bender, Yoo &
Brill L.L.P.
10250 Constellation Blvd, #1700
Los Angeles, CA 90067-6253

Pacific Western Bank
c/o Allen Matkins|A. Kenneth
Hennesay, Jr.
1900 Main Street, 5th Fl
Irvine, CA 92614-7321

Resnik Hayes Moradi LLP
17609 Ventura Blvd Ste 314
Encino, CA 91316-5132

U.S. Bank Trust, N.A., as Trustee
for LSF9 M
Malcolm Cisneros
2112 Business Center Dr., 2nd Fl
Irvine, CA 92612-7135

Alireza Varastehpour
Wolf, Rifkin, Shapiro, Schulman &
R
11400 W. Olympic Blvd., 9th Floor
Los Angeles, CA 90064-1582

Alyssa Shah
348 S. McCadden Place
Los Angeles CA 90020-4818

Anja Reinke Law Office
816 n. Hollywood Way
Burbank CA 91505-2831

Beacon Investment Co
505 East Huron St., Ste 208
Ann Arbor MI 48104-1567

Beacon Investment Co (NFA)
c/o Paris and Pais
424 Pico Blvd
Santa Monica CA 90405-1120

CGINV Capital LLC
2117 Dixbury Circle
Los Angeles CA 90034-1013

Caliber Home Loans, In (NFA)
715 S Metropolitan Ave
Oklahoma City, OK 73108-2088

California Dept of Tax and Fee
Admin
Special Ops, MIC 55
PO BOX 942879
Sacramento CA 94279-0005

Capital One Bank (USA), N.A.
by American InfoSource as agent
PO Box 71083
Charlotte, NC 28272-1083

CAPITAL ONE
PO BOX 30285
SALT LAKE CITY UT 84130-0285

Chase Mtg
PO BOX 24696
Columbus OH 43224-0696

Courtney Mitchell
Tracy Canfield
10730 W. Stallion Ranch Road
Shadow Hills CA 91040-3700

EDD
PO BOX 826218
Sacramento CA 94230-6218

Elizon DB Transfer, LLC

c/o Wolf, Rifkin, et al.
11400 W. Olympic Blvd., 9th Floor
Los Angeles, CA 90064-1582

First California Bank (NFA)
c/o Frandzel Robins Bloom & Casto
Attn Brian L Bloom/Eleane Pang
6500 Wilshire Blvd 17th Floor
Los Angeles CA 90048-4904

FORD MOTOR CREDIT COMPANY
P O BOX 62180
COLORADO SPRINGS CO 80962-2180

Franchise Tax Board
Attn: Bankruptcy Unit
P.O. Box 2952
Sacramento, CA 95812-2952

Hill Collections LLC (NFA)
10100 Santa Monica Blvd Ste 300
Los Angeles CA 90067-4107

Internal Revenue Service
P.O. Box 7346
Philadelphia, PA 19101-7346

JPMorgan Chase Bank, National
Association
c/o Chase Records Center
Attn: Correspondence Mail Code
LA4-5555
700 Kansas Lane
Monroe LA 71203-4774

Jason Randall
c/o Steven, Franklin Spierer
Spierer, Woodward, Corbalis &
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707 Torrance Blvd, Ste 200
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Altadena CA 91001-3754

Jennifer Sunderland
2680 Charl Place
Los Angeles CA 90046-1023

LOS ANGELES COUNTY TREASURER AND
TAX COLLECTOR
ATTN BANKRUPTCY UNIT
PO BOX 54110
LOS ANGELES CA 90054-0110

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La Puente CA 91746-3002

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Christopher Ridgeway, Esq

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Oklahoma City, OK 73134-2500

NEF

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